

PB# 86-64

**Pleasant Acres
(Sub.)**

9-1-45.222

86-64

86-64

Pleasant Acres Subdivision

PLEASANT ACRES NURSERY INC.

151 WINDSOR HIGHWAY
NEW WINDSOR, NY 12550

17112

November 7. 1986

50-174/219

PAY
TO THE
ORDER OF

Town of New Windsor

\$ 250.00

Two Hundred and Fifty and 00/100-----DOLLARS

NORSTAR BANK
OF THE HUDSON VALLEY, N.A. Vails Gate Office
Vails Gate, NY 12584

FOR

Sub division Parkland

Bruce Williams

General Receipt

8491

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres
One Hundred and 00/100

\$ 100.00

DOLLARS

For

Approved Plan 86-64

DISTRIBUTION

FUND	CODE	AMOUNT
100.00		check

By

Pauline J. Townsend
Treas. N.Y.

General Receipt

8492

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres Nursery
Twenty Five and 00/100

\$ 25.00

DOLLARS

For

Lat Line Charge 86-64

DISTRIBUTION

FUND	CODE	AMOUNT
25.00		check

By

Pauline J. Townsend
Treas. N.Y.

General Receipt

8591

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres Nursery
One Hundred and 00/100

\$ 100.00

DOLLARS

For

Plan Bd. Eng. Fee

DISTRIBUTION

FUND	CODE	AMOUNT

R. D. G. T.

General Receipt

8071

TOWN OF NEW WINDSOR

FOR

Sub Division Parkland

12-11-1986

General Receipt

8491

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres
One Hundred and 00/100

\$ 100.00

DOLLARS

For

Approved ~~Plan~~ Plan 86-64

DISTRIBUTION

FUND	CODE	AMOUNT
100.00		check

By

Pauline J. Townsend
Town Clerk

General Receipt

8492

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres Nursery
Twenty Five and 00/100

\$ 25.00

DOLLARS

For

Lat Line Charge 86-64

DISTRIBUTION

FUND	CODE	AMOUNT
25.00		check

By

Pauline J. Townsend
Town Clerk

General Receipt

8591

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres Nursery
One Hundred and 00/100

\$ 100.00

DOLLARS

For

Plan Bd Eng Fee

DISTRIBUTION

FUND	CODE	AMOUNT
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By

D. D. G. T.

General Receipt

8071

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Pleasant Acres Nursery
Twenty Five and 00/100

\$ 25.00

DOLLARS

For

Subdivision Fee

86-64

DISTRIBUTION

FUND	CODE	AMOUNT
16830		25.00

By

Pauline J. Townsend
Town Clerk

Title

Date 17 December, 1986

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, New York 12550

copy

DATE

CLAIMED

ALLOWED

PROFESSIONAL SERVICES

Planning Board - Pleasant Acres

Subdivision and Lot Line Change

Planning Board Job No. 86-64)

Plan/Field Review 2.50 hours

100 00

McGoey

AMOUNT DUE:

100 00



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

Licensed in
New York
New Jersey
Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Pleasant Acres Nursery, Inc.
PROJECT LOCATION: Windsor Highway (Route 32)
NW #: 86-64
8 October 1986

- 1). The Applicant proposes a two (2) lot subdivision of a 17.3 +/- acre parcel.
- 2). The intended purpose of the proposed and existing easements from Union Avenue to the rear of Lot 1 and from Route 32 along the lands of J. Kim Doo should be clarified.
- 3). All existing structures within the subdivision and contiguous to the subdivision should be shown for determination of adequate setbacks, etc.
- 4). Board should discuss need for easment along lands of Williams in southeasterly corner off Union Avenue to Lot 2 in light of existence of existing dirt roadway.
- 5). Future submittals shall reflect the results of the actual field survey.

Respectfully submitted,

Mark J. Edsall, P.E.
Senior Engineer

MJEfmd

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

72

Date Received _____
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

86-64

APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

1. Name of subdivision Pleasant Acres Nursery, Inc. & Minor Subdivision Lot-Line Change
2. Name of applicant Pleasant Acres Nursery, Inc. Phone (914) 561-0113
Address 151 Windsor Highway New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Applicant Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone (914) 562-8667
Address 33 Quassaick Ave. New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the East side of Windsor Highway (Route 32)
(Street)
_____ feet or at Union Avenue
(direction)
7. Total Acreage 17.3± Ac zone NC, PI & R-4 Number of Lots 2 (& Lot-Line Change)
8. Tax map designation: Section 9 Lot(s) 45.222, Block 1
9. Has this property, or any portion of the property, previously been subdivided Yes.
If yes, when 1971; by whom Innis Williams, Jr.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Bruce I. Williams, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Bruce I. Williams

Mailing Address 151 Windsor Hwy.

New Windsor, NY 12550

SWORN to before me this

day of _____, 19

NOTARY PUBLIC

Stockholders and Officers	
Bruce I. Williams	President
Johanna L. Williams	Vice-President
Marie L. Williams	Sec.- tres.
Innis Williams Jr.	Director



Louis Heimbach
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTert, Deputy Commissioner
Paul Costanzo, Director of Community Development

Planning Board
received 9/24/86
ph

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NOT 41-86N
County I.D. No. 911 145222

Applicant PLEASANT ACRES NURSERY, INC.
Proposed Action: MINOR SUBDIVISION & LOT LINE CHANGE
State, County, Inter-Municipal Basis for 239 Review WITHIN 500' IF M/32

County Effects: _____

WILL THIS RESULT IN PROBLEMS LATER
ON; PREEMPTING IS NOT ALWAYS IN
A COMMUNITY'S BEST INTEREST

Related Reviews and Permits _____

County Action: LOCAL DETERMINATION _____ Approved _____ Disapproved

Approved subject to the following modifications: _____

SEPT. 19, 1986
Date

Peter Garrison
Commissioner

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- | | |
|--|--|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | ___ Yes <input checked="" type="checkbox"/> No |
| 2. Will there be a major change to any unique or unusual land form found on the site? | ___ Yes <input checked="" type="checkbox"/> No |
| 3. Will project alter or have a large effect on an existing body of water? | ___ Yes <input checked="" type="checkbox"/> No |
| 4. Will project have a potentially large impact on groundwater quality? | ___ Yes <input checked="" type="checkbox"/> No |
| 5. Will project significantly effect drainage flow on adjacent sites? | ___ Yes <input checked="" type="checkbox"/> No |
| 6. Will project affect any threatened or endangered plant or animal species? | ___ Yes <input checked="" type="checkbox"/> No |
| 7. Will project result in a major adverse effect on air quality? | ___ Yes <input checked="" type="checkbox"/> No |
| 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? | ___ Yes <input checked="" type="checkbox"/> No |
| 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? | ___ Yes <input checked="" type="checkbox"/> No |
| 10. Will project have a major effect on existing or future recreational opportunities? | ___ Yes <input checked="" type="checkbox"/> No |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | ___ Yes <input checked="" type="checkbox"/> No |
| 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . | ___ Yes <input checked="" type="checkbox"/> No |
| 13. Will project have any impact on public health or safety? | ___ Yes <input checked="" type="checkbox"/> No |
| 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . | ___ Yes <input checked="" type="checkbox"/> No |
| 15. Is there public controversy concerning the project? | ___ Yes <input checked="" type="checkbox"/> No |

PREPARER'S SIGNATURE: _____

TITLE: _____

REPRESENTING: _____

DATE: _____

9/1/78

Pleasant Acres Nursery, Inc.

Land Surveyor
21 Aug 1982

*received 12/2/86
Planning Board*

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

November 25, 1986

Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550

RE: Pleasant Acres (Future)
Route 32, S.H. 9033

We have reviewed this matter and please find our comments checked below:

- ☒ A Highway Work Permit will be required
- ☒ No objection - See Note below.
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: One access at south side of property.

Very truly yours,

Donald Greene

Donald Greene
C.E. I Permits
Orange County

DG/dn

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

November 23, 1986

Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, NY 12550

RE: Pleasant Acres (Future)
Route 32, S.H. 9033

We have reviewed this matter and please find our comments checked below:

- ☒ A Highway Work Permit will be required
- ☒ No objection -- See Note below.
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

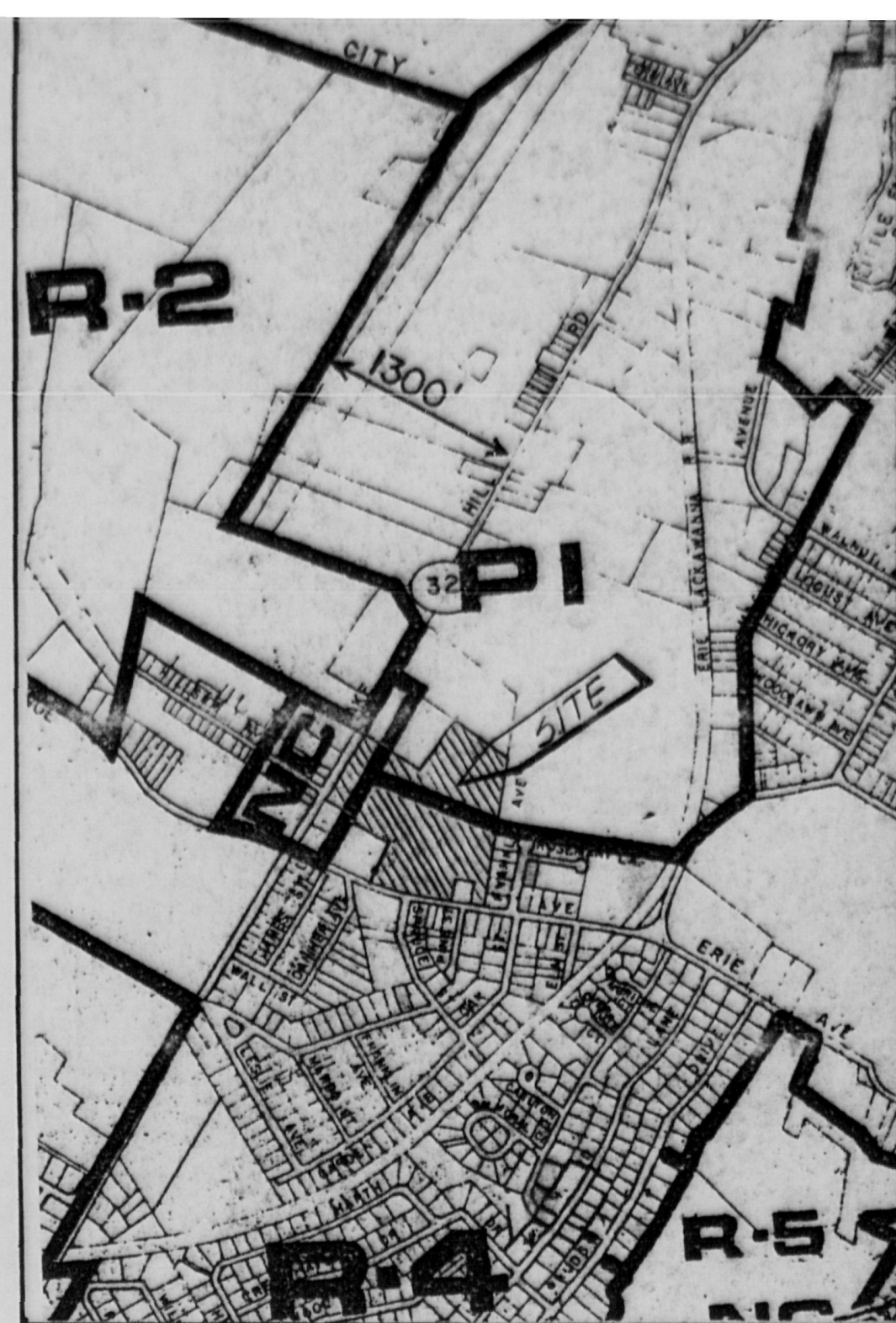
ADDITIONAL COMMENTS: One access at south side of property.

Very truly yours,



Donald Greene
C.E. I Permits
Orange County

DS/dm



LOCATION PLAN 1"=1000'



- NOTES
- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps, as Section 9, Block 1, Lot 25.222.
 - SUBDIVIDER/APPLICANT: Pleasant Acres Nursery, Inc. 151 Windsor Highway New Windsor, N.Y. 12550
 - TOTAL PARCEL AREA: 17.3 ± Acres
 - PROPERTY ZONE (S): NC, P I & R-4
 - PROPOSED WATER SUPPLY & SANITARY SEWAGE DISPOSAL: Town of New Windsor
 - Boundary data shown is from a plotting of the deeds of record and the Last Will and Testament of Mary C. Schaefer, probated 4 August 1970. Boundaries are subject to an actual field survey currently underway. FIELD SURVEY COMPLETED 7 NOV 1986.
 - Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

ZONE BULK REQUIREMENTS-NC ZONE
*Use: Retail Stores & Banks

Min. Lot Area	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard
Required: 10,000 SF	100'	40'	15'/35'	15'
Provided: 39,575 SF**	200'	108'+	20'/108'+	265'+

Min. St. Frontage	Max. Bldg. Height	Floor Area Ratio
Required: N/A	35'	1
Provided: 200'	25'	0.16

* Requires Site Plan Approval by the Planning Board
** In NC Zone

LABELLED COURSES

No.	Bearing	Distance
L1	N72°34'00"W	25.01'
L2	S20°06'00"W	28.40'
L3	N67°18'30"W	49.88'
L4	S72°35'00"E	4.83'
L5	S48°04'04"E	20.00'
L6	N63°05'50"W	20.82'
L7	N39°02'34"E	34.12'
L8	S50°13'20"E	48.31'
L9	S44°11'10"W	12.50'
L10	N50°15'20"W	48.31'
L11	N39°50'50"W	12.50'
L12	N63°05'50"W	36.68'
L13	N40°34'00"E	36.89'
L14	N72°35'00"W	4.85'

CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 7 November 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 CUNYASACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: PLEASANT ACRES NURSERY, INC. TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
REVISIONS: DATE DESCRIPTION 11/12/86 GENERAL REVISIONS 11/14/86 REMOVED SITE PLAN CHANGE FROM LOT 1 VERIFIED BOUNDARIES ADDING CERTIFICATION	Drawn: A.C. S. Checked: Scale: 1"=50' Date: 4 Aug 1986 Job No: 86-099	MINOR SUBDIVISION & LOT-LINE CHANGE	

